

Villa

Poreč, Istria



Ref	RE-U-27998
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	1500 m
Floorspace	170 sqm
Plot size	540 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 780 000

Enchanting villa with swimming pool in a quiet place within greenery near Porec 1,5 km from the sea!

This splendid Villa represents an ideal blend of modern and Istrian style, nestled in a tranquil village offering the peace one craves. The Villa spans across two floors, totaling 170 m², and sits on a plot measuring 540 m².

The ground floor of this Villa comprises a bedroom with an en-suite bathroom, a guest WC, a utility room with storage and a separate external entrance, a boiler room, and a spacious living room with dining area and a beautiful kitchen in an open space concept. From the living room, there is direct access to a covered terrace and sunbathing area with a pool, creating a perfect space for relaxation and enjoyment.

Via the staircase, we ascend to the first floor of this Villa, which consists of a hallway and three bedrooms, each with its own en-suite bathroom. One bedroom has access to a covered balcony with stunning views of the surrounding nature. The rooms are fully equipped with high-quality furniture, satellite television, and fan coil heating and cooling systems, providing comfort and privacy.

Situated on the beautiful grounds is a 31 m² pool with an electrolysis system. The garden is elegantly landscaped with Mediterranean vegetation and has an automatic irrigation system. The Villa has an entrance via an electric gate with remote control, where two parking spaces are located.

Heating is provided by underfloor heating with a heat pump throughout the entire house. Fan coil systems are installed in all rooms, serving for both heating and cooling. Additionally, there is a fireplace in the living room, providing an additional source of warmth. The entire house is connected to a water purifier system.

Care has been taken with both the indoor and outdoor lighting. Quality shutters are installed on the windows, and the joinery is aluminum with triple glazing.

Within fifteen to twenty minutes, you can reach Poreč, Novigrad, and the well-maintained beaches. The first shops, restaurants, and other amenities are within a few minutes from this property.

This villa presents an excellent opportunity for family living, a luxurious getaway from the stresses of city life in a Mediterranean climate, or as a financial investment for rental purposes.

The city of Poreč, one of the most beautiful gems of the Adriatic Sea, is situated on the western coast of Istria. Within its relatively small peninsula, clear traces of Slavic, Romanesque, and Germanic influences persist, bearing witness to the multitude of changes—political, social, and ethnic—that this Istrian town has undergone throughout history. The history of Poreč is one of continual change, movement, and upheaval, marked by the instability of peoples, rise and fall, with a constant thread of new beginnings. This city continually reveals the traces of life left by numerous civilizations and cultures, which have shaped its urban and historical identity.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation

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expenses. Agency/brokerage agreement is signed prior to visiting properties.

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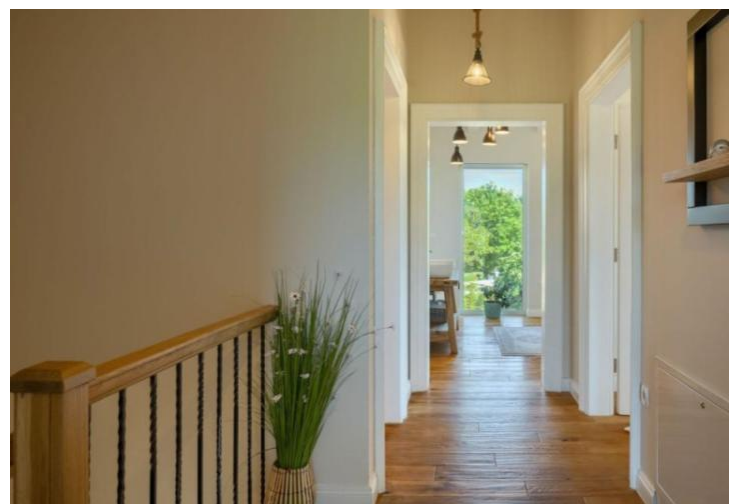
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